

Notice of Substitute Trustee's Sale

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Date: June 30th, 2020

Substitute Trustee: Joseph Mattingly
2247 Central Drive
Bedford, Texas 76021

Appointed by written instrument dated June 30th, 2020, and recorded or to be recorded in the official public records of Galveston, Texas.

Mortgagee: Capital Plus Financial, LLC

Mortgagee's Servicing Agent: Capital Mortgage Servicing, LLC

Borrower's Address: 305 N Bayou Dr. Hitchcock, TX 77563

Note Amount: 108,000.00

Deed of Trust

Date: April 28th, 2017

Borrower: David Licona Perez and wife, Jeanette Zumara Mackissack

Mortgagee: CP Originations, LTD and further assigned to, Capital Plus Financial, LLC

Recording Instrument #: 2017026283

Assignment Instrument #: 2017026723

Property (including any improvements): See "EXHIBIT A" (page 2)

County: Galveston

Date of Sale: August 4th, 2020, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 10:00 am, Galveston, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: Held in the Galveston County Courthouse, 722 Moody (21st Street) on the 1st floor, Galveston TX, 77550. Or the area most recently designated by the county Commissioner's Court.

Joseph Mattingly is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee by and through its written mortgage servicing agreement with Capital Mortgage Servicing, LLC to offer the Property for sale for the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" in accordance with the Deed of Trust and the laws of the State of Texas. Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Mortgagee make any representation of warranty (express or implied) regarding the title to or the condition of the Property .


Joseph Mattingly

AFTER RECORDING RETURN TO:

Capital Mortgage Servicing, LLC
2247 Central Dr. STE 200
Bedford, TX 76021
817.656.5153

"EXHIBIT A"

305 N Bayou Dr. Hitchcock, TX 77563

Property (including any improvements): LOTS FORTY-EIGHT (48) AND FORTY-NINE (49), OF GREENWOOD, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 93 (FORMERLY VOLUME 254-A, PAGE 70) IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

FILED

Instrument Number: *FILED2020000804*

Filing Fee: 23.00

Number Of Pages:3

Filing Date: 07/06/2020 4:17PM

I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*